



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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November 27, 2002

IN REPLY PLEASE
REFER TO FILE: AV-0

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**AMENDMENT NO. 1 TO LEASE AGREEMENT NO. 73953 BETWEEN
THE COUNTY OF LOS ANGELES AND ACCESSORY SERVICES, INC.,
FOR THE CONSTRUCTION OF AN AIRCRAFT MAINTENANCE HANGAR
WITH AIRCRAFT PARKING RAMP AT GENERAL WM. J. FOX AIRFIELD,
CITY OF LANCASTER
SUPERVISORIAL DISTRICT 5
4 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that this lease amendment is exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Approve and instruct the Chair to sign the enclosed Amendment No. 1 to Lease Agreement No. 73953 between the County of Los Angeles and Accessory Services, Inc., for the construction of an aircraft maintenance hangar with aircraft parking ramp at General Wm. J. Fox Airfield, to add an additional six months to the original 30-year lease term and amend the rental clause to compensate lessee for unanticipated delays in infrastructure improvements by others.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

We are requesting that your Board approve and instruct the Chair to sign Amendment No. 1 to Lease Agreement No. 73953 between the County of Los Angeles and Accessory Services, Inc., for the construction of an aircraft maintenance hangar with aircraft parking ramp at General Wm. J. Fox Airfield, to add an additional six months to the original 30-year

lease term and amend the rental clause to compensate lessee for unanticipated delays in infrastructure improvements by others. We are also requesting that your Board find that this amendment is exempt from the provisions of CEQA.

On April 16, 2002, your Board approved Lease Agreement No. 73953 between the County of Los Angeles and Accessory Services, Inc., for approximately 28,905 square feet of land for construction of an aircraft maintenance hangar and approximately 20,090 square feet of aircraft parking ramp at General Wm. J. Fox Airfield. During the design phase of the proposed hangar, it was found that due to the size of the proposed hangar, the current water well at the airport would not be able to supply the water volume levels required by the Fire Codes. The City of Lancaster had planned to complete construction of a water line in October 2002, which would have supplied the required volumes, but completion of that project has been delayed until early 2003. This unanticipated delay has required the lessee to temporarily suspend construction of the hangar while still making his obligatory monthly lease payments. This proposed amendment will extend the lease term by six months and provide the lessee with abated rent for a period of time to provide a reasonable compensation for time lost due to this unanticipated delay.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Service Excellence by providing an incentive to allow the lessee to move forward with the planned development, thereby providing the users of the airport with additional aircraft maintenance facilities.

FISCAL IMPACT/FINANCING

The monthly rental rate of the lease has been \$1,125.87 since the lease start date of May 1, 2002. This amendment will reduce the rent to \$1.00 from January 1, 2003, to April 30, 2003. During May 2003, the rent will be \$558.95 and will increase to \$1,125.87, effective June 1, 2003.

Our management contractor, American Airports Corporation (AAC), will collect the revenues. As provided for in our Airport Management Contract Agreement, AAC will distribute 42 percent of the lease payments into the Aviation Enterprise Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

This amendment has been reviewed from a legal standpoint and approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

The proposed lease amendment is a categorically exempt project, as specified in Class 3 (d) of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57.

CONTRACTING PROCESS

It is not applicable for this lease amendment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current services as a result of the approval of this amendment.

CONCLUSION

The original and three (3) copies of the lease amendment, executed by Accessory Services, Inc., are enclosed.

1. Please have the Chair sign the original and all copies, and return three (3) fully executed, original signature/stamped copies to the Aviation Division.
2. It is further requested that conformed copies of the amendment be distributed to:
 - a. County Counsel
 - b. Auditor-Controller, General Claims Division
 - c. Assessor, Possessory Interest Division

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

TAG:h
Amend#1_AccessoryServices/B-2

Enc.

cc: Chief Administrative Office
County Counsel